



cyril leonard
project & building consultancy



A Profile for Landlords, Building Owners & Asset Managers



Acquisition Surveys

We undertake Acquisition and Pre-Leasing Surveys and Technical Due Diligence work for Clients on all types of property including office, industrial, retail, leisure and residential.

Some typical examples are detailed below:-

Cyril Leonard's Project and Building Consultancy Team have a long established record of working for Landlords, Building Owners and Asset Managers. We specialise in providing quality advice on any and all technical issues relating to buildings and property and putting this advice in context of the wider property market and in the context of Client specific requirements.

Our Chartered Building Surveyors and Project Managers work with Clients who include Pension Funds, Banks, Institutions, Multinationals, Property Companies, SMEs and High Net Worth individuals to understand and help them achieve their aims, goals and objectives.

The Project and Building Consultancy Team work with Cyril Leonard's Investment, Leasing, Broking and Property Management Teams to provide a comprehensive property service to Clients and our work with Property Owners and Occupiers assists us in maintaining a clear perspective of each Client's requirements.

We carry out work throughout the UK and deal with all types of property including office, industrial, leisure and residential and we detail on the following pages some typical examples of projects undertaken across the fields of Project Management, Acquisition Surveys, Development Monitoring and Dilapidations.



Cyril Leonard were instructed to undertake pre-acquisition surveys and technical due diligence of this substantial Grade II Listed 184,000 sq ft (17,094 sq m) landmark site in London's Tottenham Court Road for a UK Pension Fund Client in connection with their acquisition of this island block. All necessary inspections of the building were undertaken by our Building Surveying team together with Structural Engineers and M&E Consultants in order to fast track the purchase of this office and retail investment.



Cyril Leonard were instructed to carry out a pre-purchase survey and technical due diligence in connection with the purchase of the freehold interest in this 135,000 sq ft (12,543 sq m) refurbished office building acquired by UK Pension Fund Clients for circa £50 million.

The firm was subsequently instructed to work with the Client's Property Managers to implement an agreed PPM strategy.



Cyril Leonard were instructed to carry out pre-purchase technical due diligence and advise Property Fund Clients on the acquisition of this 48 acre business park near Nottingham for circa £22 million.

The site, known as Siemens Technology Park, comprised over 680,000 sq ft (63,174 sq m) of office, industrial and warehousing accommodation.



Dilapidations

We act for Landlords and Tenants in connection with dilapidation matters in devising and implementing strategies. For Landlords we typically prepare and serve schedules and negotiate settlements and for Tenants we typically provide advice on strategy to be adopted to minimise liabilities to include responding to Landlord's claims liabilities.



Cyril Leonard acted for the Freehold Owners of County Hall in connection with the preparation and service of a claim for dilapidations against a former art gallery Tenant who occupied 40,000 sq ft (3,716 sq m) of exhibition space. Remedial work was then undertaken.



Instructed by Pension Fund Clients to prepare and serve a Schedule of Dilapidations on the outgoing Tenant of this 30,000 sq ft (2,787 sq m) 1980's office building in the City of London following expiry of the Tenant's Lease.

A substantial settlement was agreed and the Project and Building Consultancy Team then undertook a Feasibility Study into the refurbishment, alteration and extension of the property prior to sale.

Development Monitoring

We undertake review, analysis and appraisal of development proposals, technical due diligence and risk analysis. We work with Clients and their Lawyers in reviewing legal documentation and facilitating the drafting of Development and Funding Agreements and related documentation. We also work closely with Development Teams in undertaking project monitoring against agreed performance objectives.



Cyril Leonard were instructed to act as Tenant's Representative and Development Monitors in connection with the construction of a new purpose built office and warehouse distribution facility in Kent for a major International Pharmaceutical Company to provide approximately 70,000 sq ft (6,503 sq m) of new built space incorporating 20,000 sq ft (1,858 sq m) of offices.

Project completed ahead of programme and on budget with a total construction cost of circa £8 million.



Cyril Leonard were instructed as Project Monitors for Pension Fund Clients in connection with their acquisition of a retail investment forming part of a substantial mixed use development in South West London providing 88 self contained flats and circa 29,000 sq ft (2,694 sq m) of retail space, pre-let to Waitrose.

Construction period of circa 2 years procured under the Developer's bespoke Management Contract.



Cyril Leonard were instructed by Royal London Asset Management to undertake initial technical due diligence in connection with the speculative redevelopment of this site on Blackfriars Road to provide circa 300,000 sq ft (27,871 sq m) of accommodation. Cyril Leonard were subsequently instructed to act as Project Monitors for the Joint Venture Developer. This £65 million build value project was completed on budget and programme and was then fully let on completion.

Project Management

We see Project Management as identifying, developing and translating Client requirements into a clear defined brief and then working to ensure that this is delivered against key agreed objectives typically with reference to time, cost, scope and quality. The Project and Building Consultancy Team have extensive experience of Project Management of construction projects including new build, refurbishment and fit out.



We have had a continuing involvement with this 130,000 sq ft (12,077 sq m) landmark building in Milton Keynes since the Client's original purchase in 1996.

Acting for Pension Fund Clients we carried out the original pre acquisition survey, have advised on building repair and planned maintenance, settled numerous dilapidations claims in respect of Tenant occupation and have been involved with a continuing rolling programme of refurbishment and upgrade of the office and reception space.



Cyril Leonard were instructed to undertake a feasibility study to examine the opportunities for modernisation, alteration and extension of this 1950s office building. We were then instructed to project manage the refurbishment of the property to include construction of additional floors, recladding of the external principal elevations and complete internal refurbishment together with services renewal. The project completed on programme and budget with a £2.8 million build cost.



Cyril Leonard were instructed to procure and project manage the refurbishment of this 25 year old property to support reletting of vacant space and maximisation of value whilst retaining existing Tenants in occupation. Following completion of an appraisal and feasibility study, the property was extensively refurbished within a limited budget in accordance with the Client and Client's Funders requirements. This work involved the complete refit of internal office spaces, common parts and services. The property was managed, refurbished, fully let and then sold on completion.

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- Real Estate Leasing & Broking
- Development Funding
- Real Estate Investment
- Project Management
- Building Consultancy
- Professional Services
- Asset & Facilities Management
- Corporate Consultancy



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